



**TO:** Denver City Council  
**FROM:** Francisca Penafiel, Associate City Planner  
**DATE:** September 23, 2021  
**RE:** Official Zoning Map Amendment Application #2021I-00043

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2021I-00043.

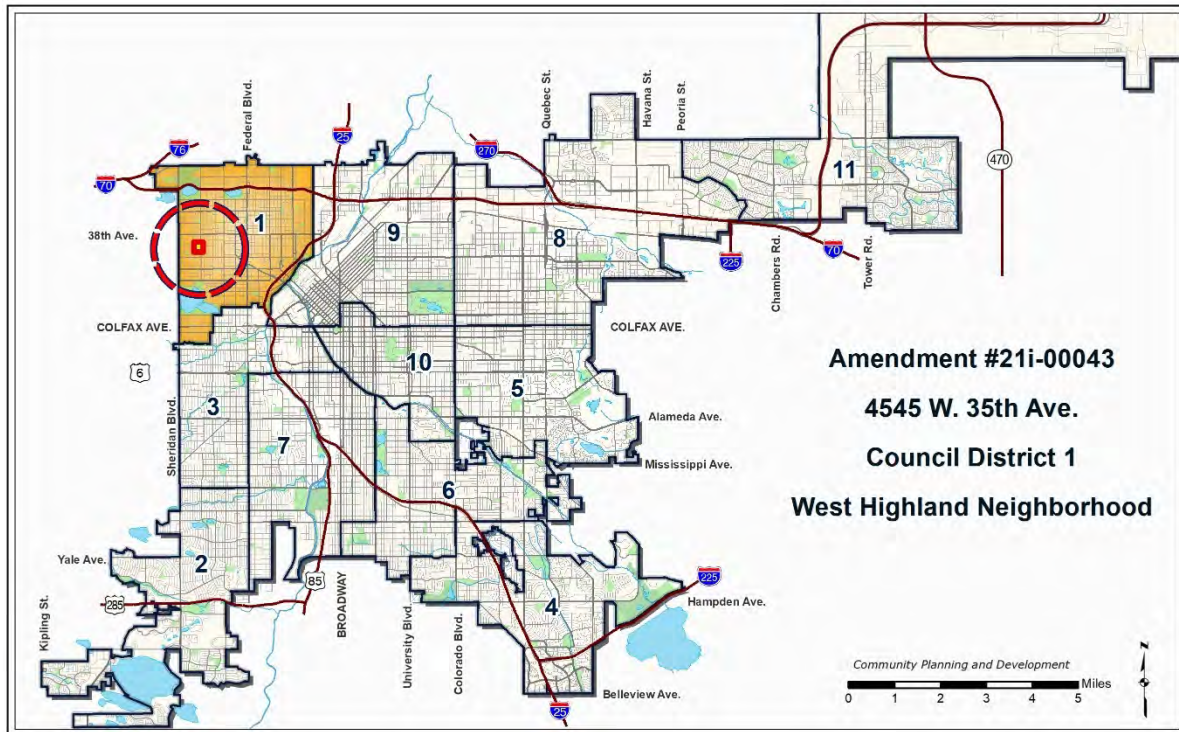
### Request for Rezoning

Address: 4545 W. 35<sup>th</sup> Ave.  
Neighborhood/Council District: West Highland / Council District 1 – Amanda Sandoval  
RNOs: Neighborhood Coalition of Denver, Inc., Inter-Neighborhood Cooperation (INC), West Highland Neighborhood Association, District 1 Neighborhood Coalition  
Area of Property: 5,800 square feet or 0.13 acres  
Current Zoning: U-SU-B  
Proposed Zoning: U-SU-B1  
Property Owner(s): 4545 Cliffedge LLC  
Owner Representative: Nate Boyer

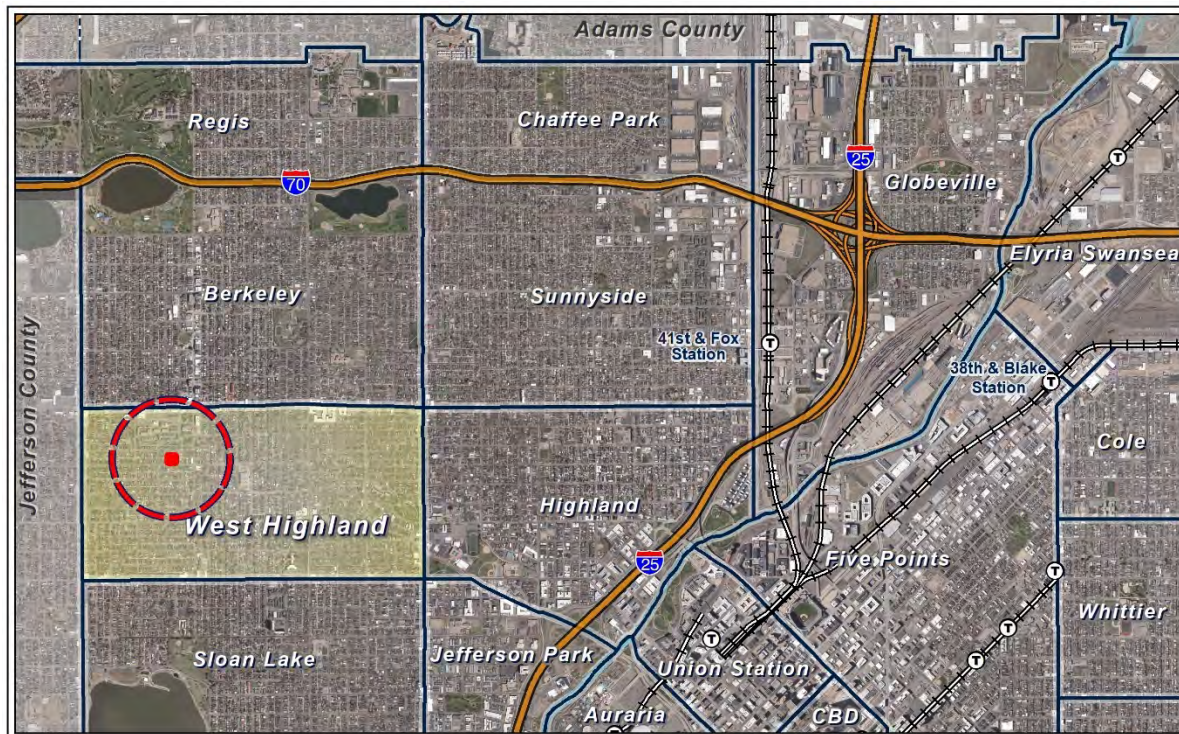
### Summary of Rezoning Request

- The subject property contains a single-unit home built in 1896 located mid-block between North Vrain Street and North Utica Street, along West 35<sup>th</sup> Avenue.
- The property owner is proposing to rezone the property to allow an accessory dwelling unit.
- The proposed U-SU-B1, **Urban, Single-Unit, B1** (4,500 square feet minimum zone lot size allowing accessory dwelling units (ADUs)), zone district is intended for use in the Urban Neighborhood Context which is characterized by single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures are usually the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

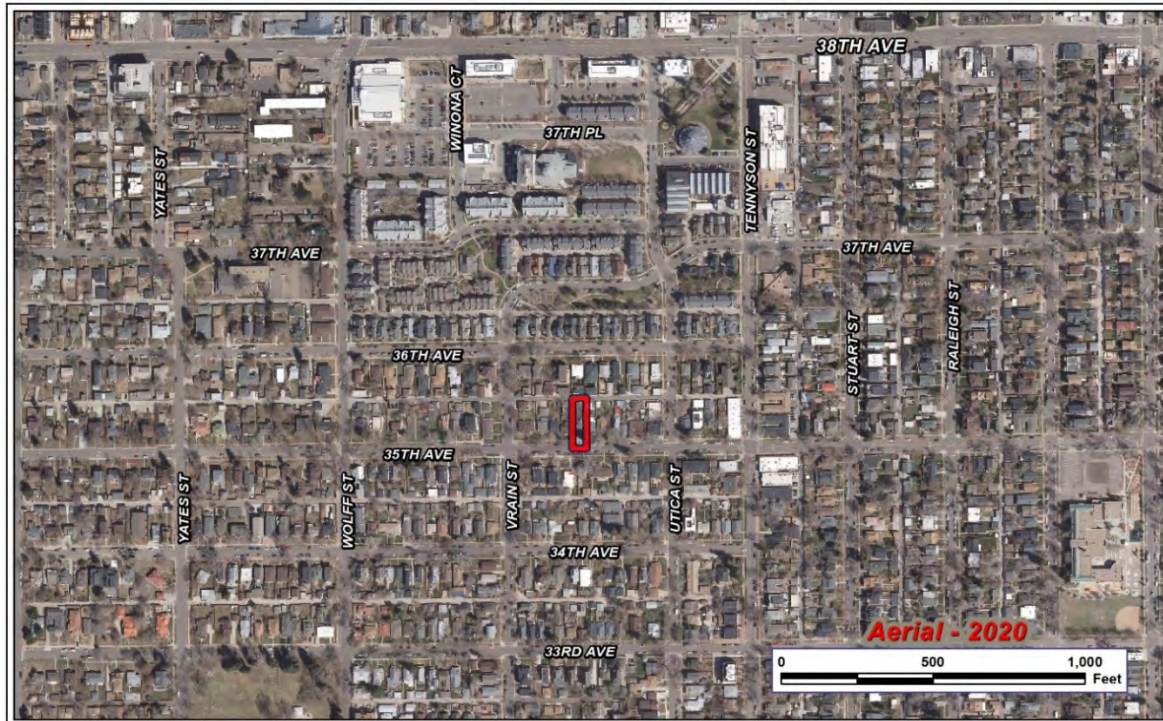
### City Location



### Neighborhood Location - West Highland



## 1. Existing Context

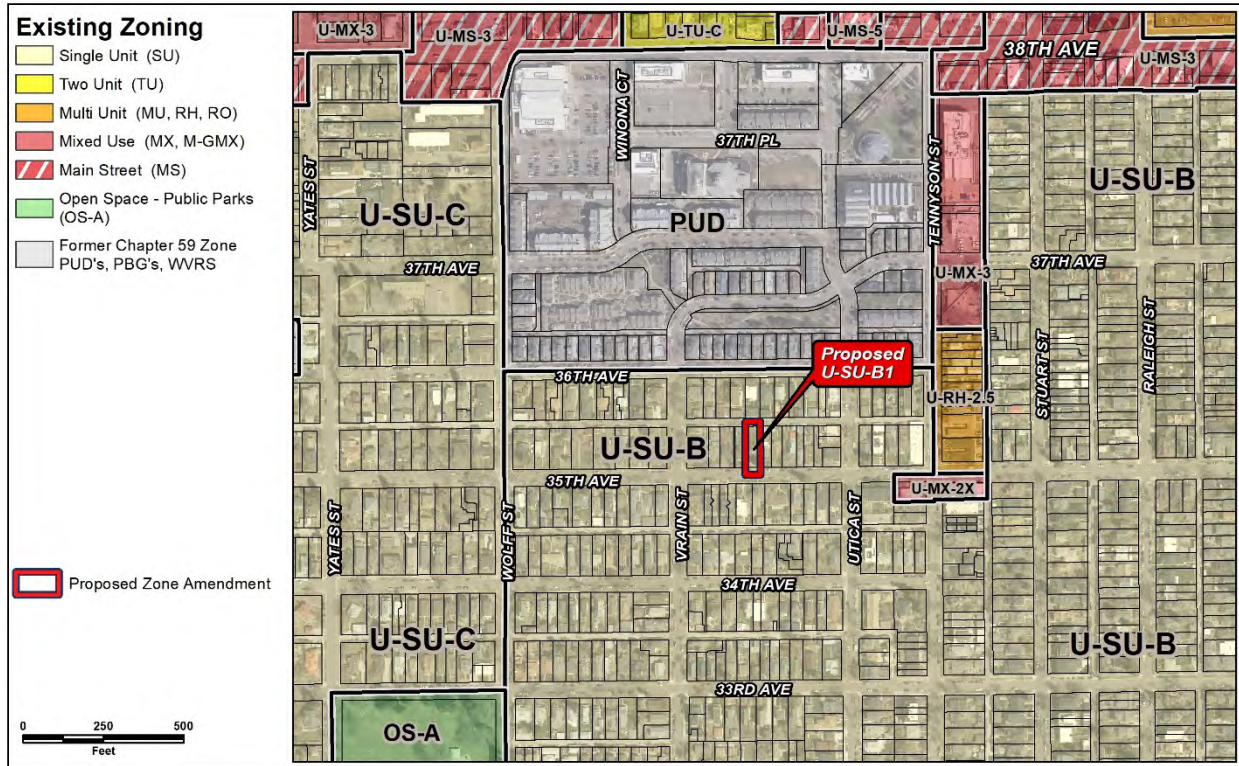


The subject property is in the West Highland statistical neighborhood, which is characterized mostly by single-unit and two-unit residential uses with some multi-unit residential and commercial/retail uses along West 38<sup>th</sup> Avenue and North Tennyson Street. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. Edison Elementary School only a few blocks east, serves the neighborhood. The subject property is in the middle of the block on West 35<sup>th</sup> Avenue, between North Vrain Street and North Utica Street and just walking distance from West 38<sup>th</sup> Avenue, a commercial corridor where RTD bus route 38 runs east-west. West 35<sup>th</sup> Avenue is designated as neighborhood bikeway.

The following table summarizes the existing context proximate to the subject site:

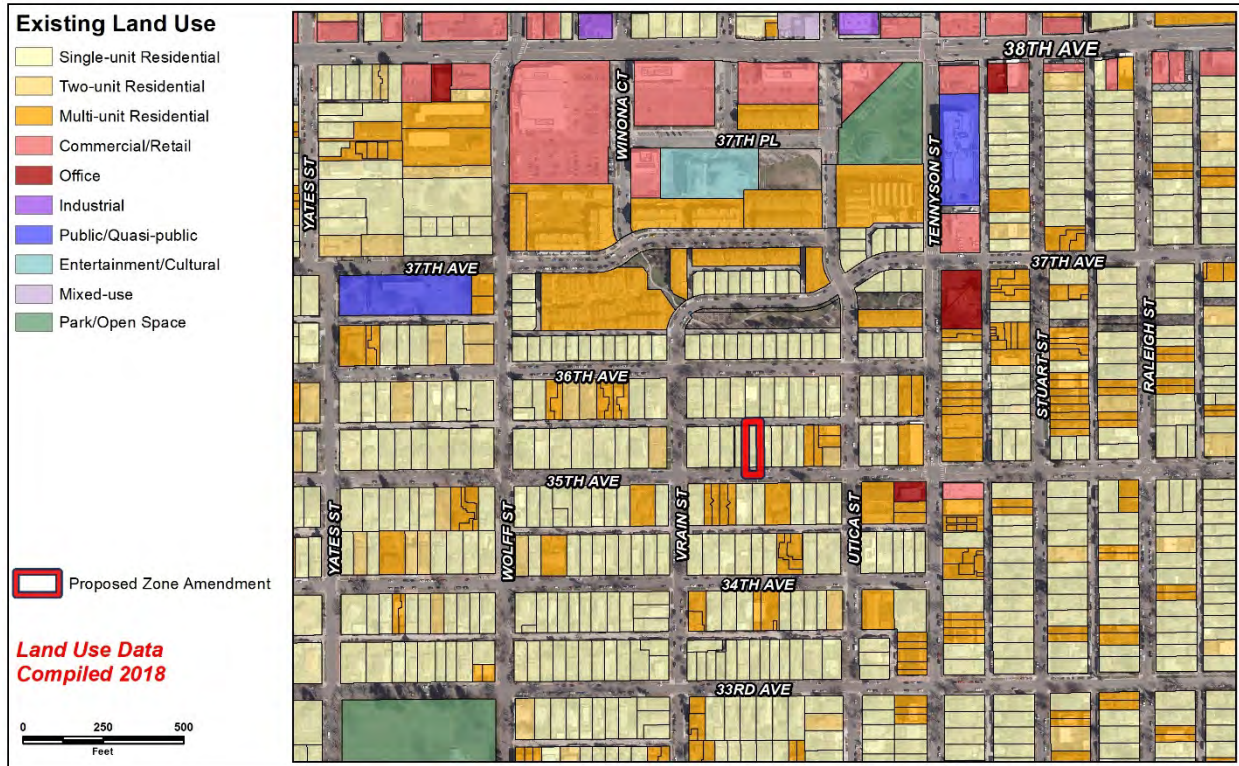
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-B	Single-unit Residential	1-story bungalow with no garage and open backyard to the alley	Generally regular grid of streets; Block sizes and shapes are consistent and rectangular. Detached sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking.
North	U-SU-B	Single-unit Residential	1-story brick house with consistent front setback	
South	U-SU-B	Single-unit Residential	1-story house with detached garage and alley access	
East	U-SU-B	Single-unit Residential	1 ½ -story house with detached garage and alley access	
West	U-SU-B	Row House	1-story brick bungalow with detached garage and alley access	

## 2. Existing Zoning



The U-SU-B zone district is a single-unit district allowing only the Urban House primary building form on a minimum zone lot of 4,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65% of the zone lot, 1 story and 17 to 19 feet in the rear 35% of the zone lot. It allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

### 3. Existing Land Use Map



### 4. Existing Building Form and Scale (all images from Google Maps)



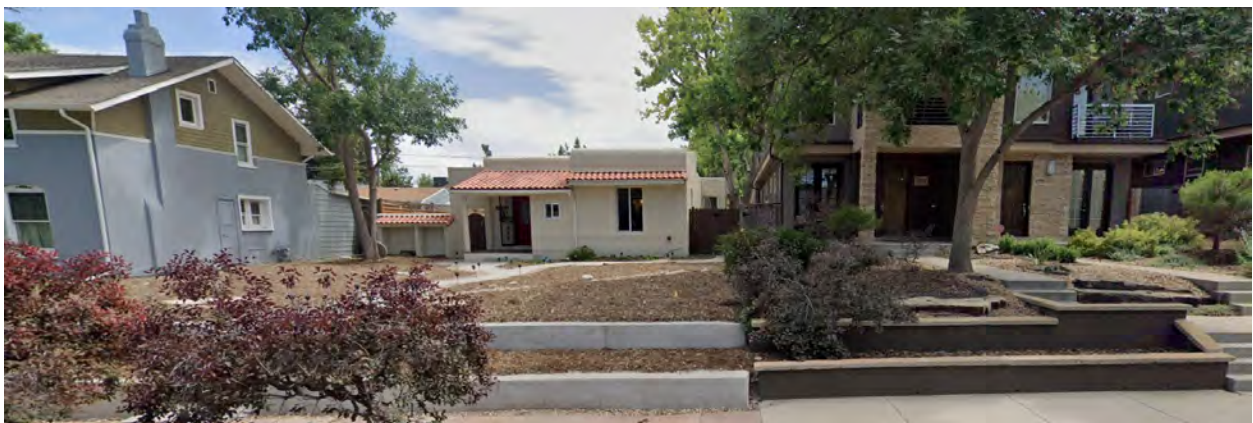
View of the subject property, looking north.



View of the subject property's alley access.



View of the property to the north (other side of the alley), looking south.



View of the property to the south (other side of W. 35<sup>th</sup> Ave.), looking south.

## Proposed Zoning

U-SU-B1 is a single unit zone district with a minimum zone lot of 4,500 square feet that allows only an Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-B1 district. Compared to the U-SU-B district, U-SU-B1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that raises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees also applies to the DADU building form. This form also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. For zone lots smaller than 6,000 square feet the ADU building footprint may be a maximum of 650 square feet.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

<b>Design Standards</b>	<b>U-SU-B (Existing)</b>	<b>U-SU-B1 (Proposed)</b>
Primary Building Forms Allowed	Urban House	Urban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 30 feet	2.5 stories / 30 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 17 feet	1 story / 17 feet
DADU Maximum Height in Stories/Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot (Min.)	4,500 square feet	4,500 square feet
Zone Lot Width (Min.)	37.5 feet	37.5 feet
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	Yes / 20 feet
Side Street Setback (Min.) *	5 feet	5 feet
Side Interior Setback (Min.) *	5 feet	5 feet
Rear Alley / No Alley	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5 %	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

\*Based on subject property width of 45 feet

## Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No Response.

**Asset Management:** Approved – No Response.

**Development Services - Fire:** Approved – No Comments

**Denver Public Schools:** Approved – No Response.

**Development Services - Project Coordination:** Approved – No Comments.

**Development Services - Transportation:** Approved – No Comments.

**Development Services - Wastewater:** Approved – See Comments Below.

There is no objection to the rezone to allow an ADU. Upon rezoning applicant will need to obtain a building permit. Independent sanitary service lines may be required, historical drainage paths must be maintained. Current sanitary service line is connected to alley to north. Replacement of service being built over will be required. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning. Commitment to serve proposed structure will be based on permit issuance.

**Parks and Recreation:** Approved – No Response.

**Public Health and Environment:** Approved – No Comments.

**Public Works – City Surveyor:** Approved – No Comments



## Public Review Process

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>05/28/2021</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>07/28/2021</b>
Planning Board public hearing: (recommended for approval)	<b>08/04/2021</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>07/27/2021</b>
Land Use, Transportation and Infrastructure Committee of the City Council:	<b>08/10/2021</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>04/19/2021</b>
City Council Public Hearing:	<b>09/27/2021</b>

- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has not received comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
  - To date, staff has not received letters from the public, but the applicant provided 14 letters of support from neighbors.

## Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

### **DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

### **DZC Section 12.4.10.8**

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

## **1. Consistency with Adopted Plans**

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)

### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, Affordable and Inclusive Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).

U-SU-B1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit homes that currently dominate the West Highland neighborhood.

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

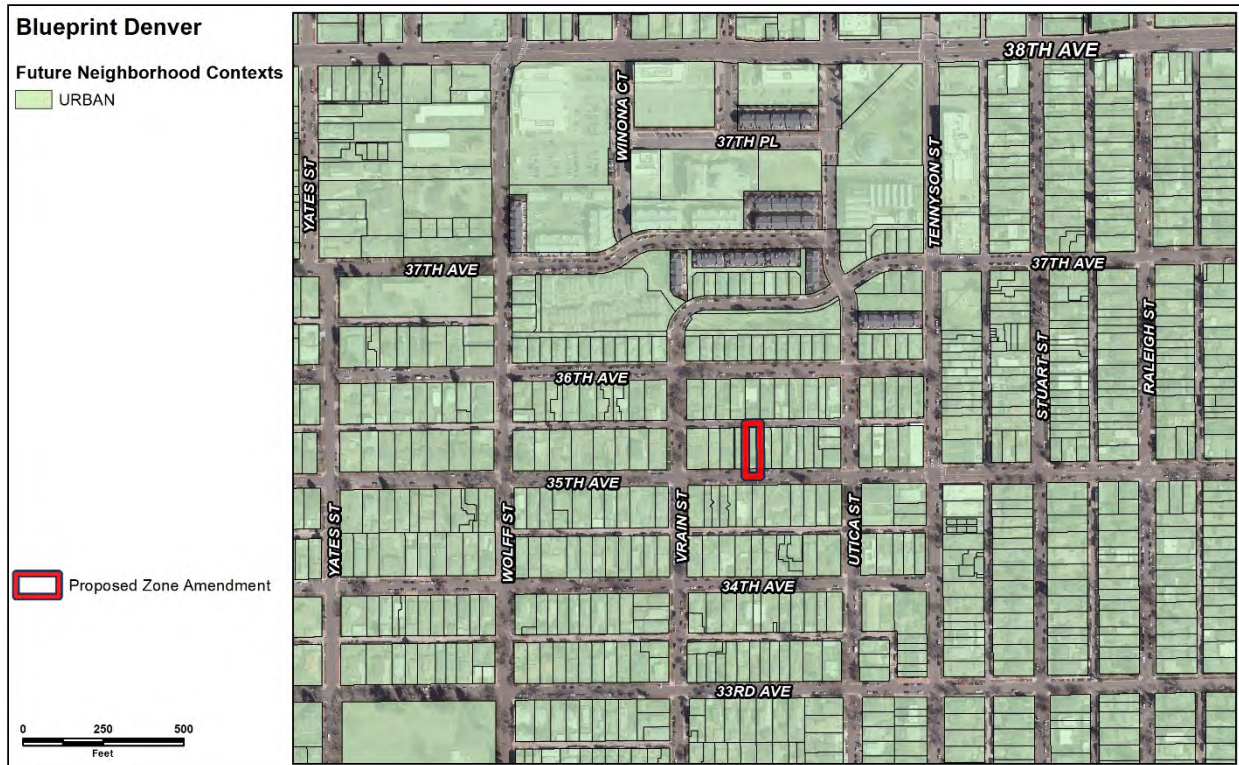
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p. 54).

The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.

### **Blueprint Denver**

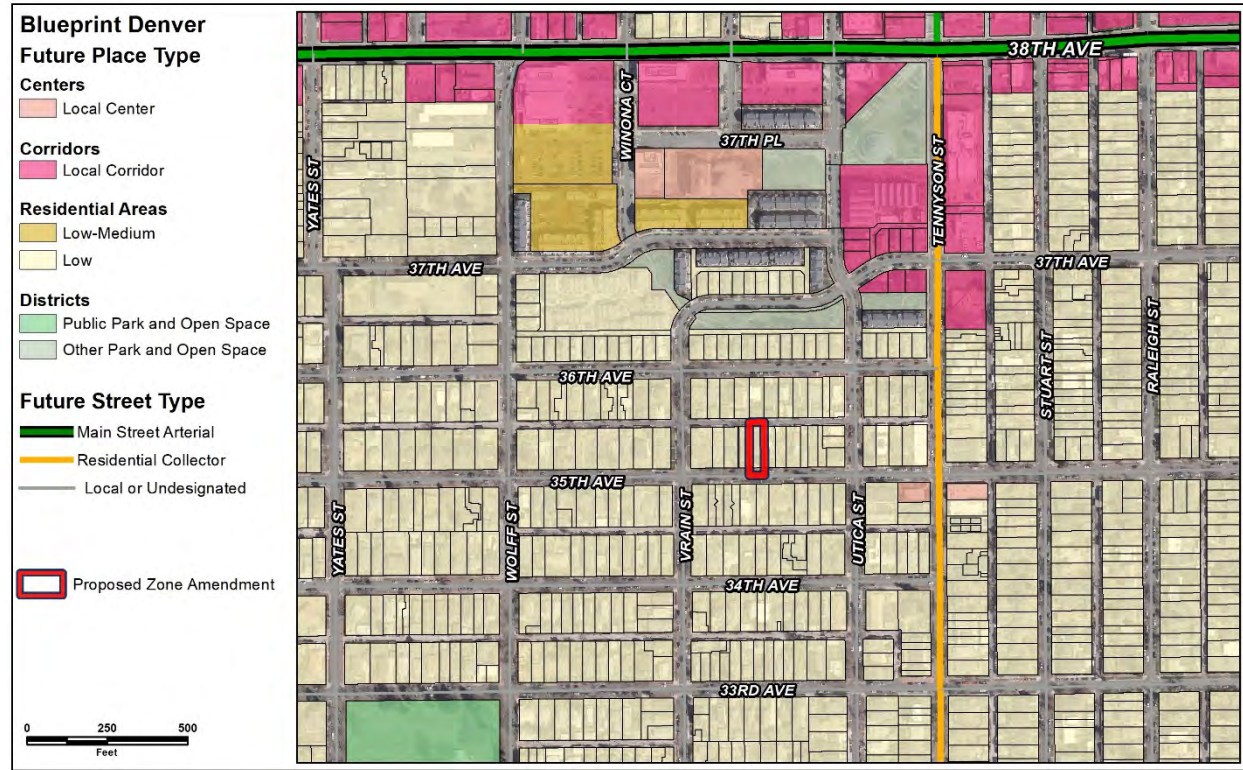
*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Neighborhood Context and provides guidance on the future growth strategy for the city.

### **Blueprint Denver Future Neighborhood Context**



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing “small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas” with grid block patterns and alley access (p. 222). U-SU-B1 is a zone district within the Urban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-B1 is consistent with the Blueprint future neighborhood context of Urban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

### **Blueprint Denver Future Places**

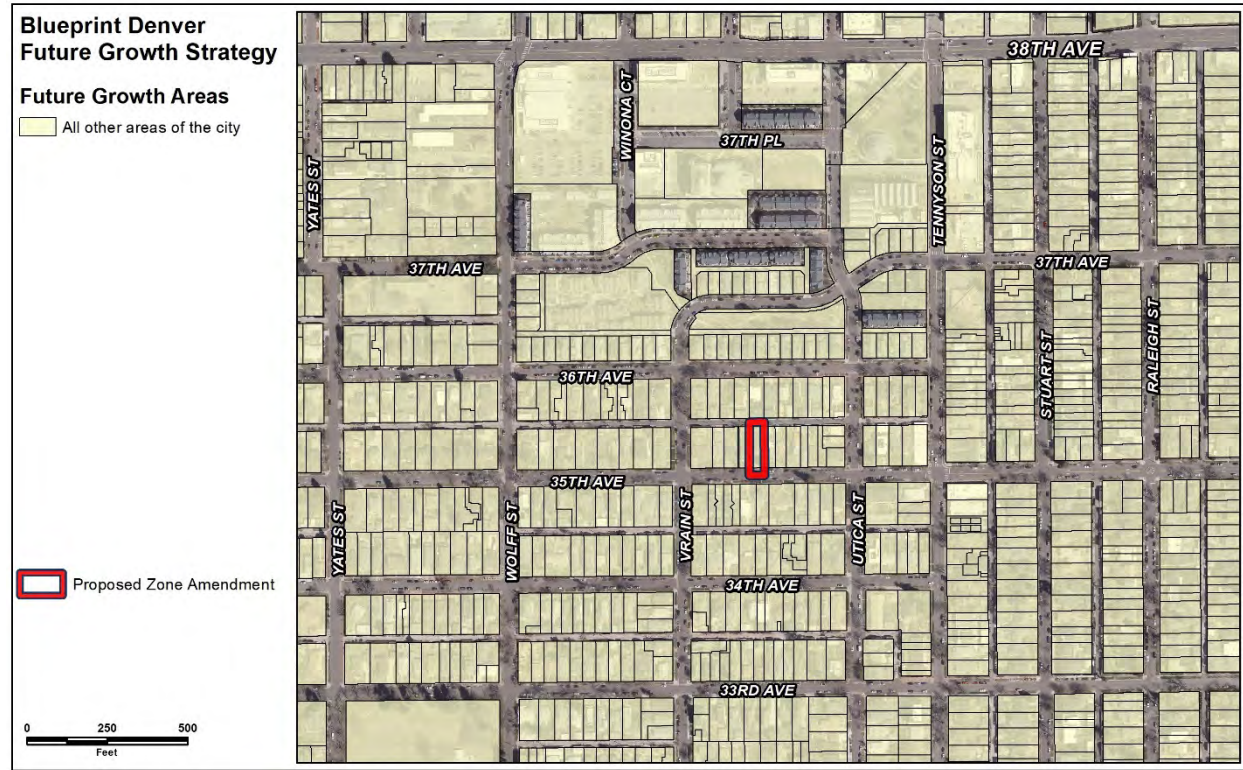


The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is “predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 230). The U-SU-B1 is a single unit residential district that allows for an additional dwelling unit accessory to an established single-family home, which is consistent with the Low Residential future place type description. It allows the Urban House building form, which has a maximum height of 2.5 stories, also consistent with the future places map.

### **Blueprint Denver Street Types**

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies 35th Avenue as a Local or Undesignated Future Street Type, which “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (p. 161). The proposed U-SU-B1 district is consistent with this description because it allows for residential and some civic uses.

### **Blueprint Denver Growth Strategy**



Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is “mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to U-SU-B1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

### **Blueprint Denver Strategies**

*Blueprint Denver* provides additional recommendations related to rezoning to allow for ADUs.

- Policy 4 Strategy E - *A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area* (p. 84). In this case, the requested rezoning is a single lot in a residential area within a few blocks of two bus routes. This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint* recommendations.

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to U-SU-B1 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted land use plan which recommends "the expansion of accessory dwelling units throughout all residential areas" (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood.

## **4. Justifying Circumstance**

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

As discussed above, *Blueprint Denver* specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone district. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

## **5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The requested U-SU-B1 zone district is within the Urban Neighborhood Context. The neighborhood context is "primarily characterized by single-unit and two-unit residential uses" and "single-unit residential structures are typically the Urban House building form" (DZC, Division 5.1). These areas consist of "regular pattern of block shapes" and "a consistent presence of alleys" (DZC, Division 5.1). The West Highland neighborhood consists of mostly single and two-unit residential uses in rectangular blocks with alley access. The proposed rezoning to U-SU-B1 is consistent with the neighborhood context description.

The general purpose of residential zone districts in this context is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context (DZC Section 5.2.2.1). The building form standards, design standards, and uses work together to promote desirable residential areas. Common residential characteristics are recognized but variation is accommodated. The proposed U-SU-B1 district is consistent with the context description and the zone district general purpose because

it will help preserve the existing single-unit use, form, and streetscape of the immediate area while allowing a small-scale ADU in the rear yard.

The specific intent of the U-SU-B1 zone district is “a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a consistent pattern of 37.5-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard” (DZC 5.2.2.2.H.) The subject site is in an area where Urban houses and 45-foot wide lots are common. The site at 4545 West 35<sup>th</sup> Avenue is 5,800 square feet with a width of 45 feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

### Attachments

1. Application
2. Letters from the public



## Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	4545 Cliffedge LLC	Representative Name	Nate Boyer
Address	3746 Perry St.	Address	3746 Perry St.
City, State, Zip	Denver, CO 80212	City, State, Zip	Denver, CO 80212
Telephone	(209) 352-3820	Telephone	(209) 352-3820
Email	nate@novumcg.com	Email	nate@novumcg.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	4545 W. 35th Avenue Denver, CO 80212		
Assessor's Parcel Numbers:	02302-12-021-000		
Area in Acres or Square Feet:	5,800 square feet or .13 acres		
Current Zone District(s):	U-SU-B		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date	February 2, 2021	
	<input type="checkbox"/> No - if no, describe why not	_____	
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method	April 5, 2021 via email	
	<input type="checkbox"/> No - if no, describe why not (in outreach attachment)	_____	



**REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION**

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.</li> </ul> <p><b>Blueprint Denver</b> The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> <li>• <b>Policy 4, Strategy E - Diversify housing choice</b> through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> _____</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists:</b> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <ul style="list-style-type: none"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or,</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SU-B1</u> Zone District.</p>
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**REQUIRED ATTACHMENTS**

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of Ownership Document (e.g. Assessor’s record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor’s Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney’s Office.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- Written Authorization to Represent Property Owner(s) (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)




Please list any other additional attachments:

**REZONING GUIDE**

ADU Rezoning Application Page 4 of 4

**PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION**

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
<b>Nate Boyer - Owner/Principal 4545 Cliffedge LLC</b>	<b>4545 W. 35th Ave. Denver, CO 80212 (209) 352-3280 nate@novumcg.com</b>	33.3%		04/05/2021	(A) & (D)	No
<b>Jim Pfeiffer - Owner/Principal 4545 Cliffedge LLF</b>	<b>4545 W. 35th Ave. Denver, CO 80212 jim@unum-collab.com</b>	33.3%		04/05/2021	(A) & (D)	No
<b>Adam Steinbach - Owner/Principal 4545 Cliffedge LLF</b>	<b>4545 W. 35th Ave. Denver, CO 80212 (720) 467-2947 adam@unum-collab.com</b>	33.3%		04/05/2021	(A) & (D)	No

4545 West 35<sup>th</sup> Avenue  
Denver, CO 80212

**Legal Description:**

Lots 378 and 379 of the Cottage Hill Land Cos Add to Cottage Hill  
Schedule number: 02302-12-021-000

# 4545 W 35TH AVE

# Proof of Ownership

<b>Owner</b>	4545 CLIFFEDGE LLC 3746 PERRY ST DENVER, CO 80212-1957
<b>Schedule Number</b>	02302-12-021-000
<b>Legal Description</b>	L 378 & 379 COTTAGE HILL LAND COS ADD TO COTTAGE HILL
<b>Property Type</b>	SFR Grade C
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	1 STORY	<b>Building Sqr. Foot:</b>	881
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1896	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	5,800	<b>Zoned As:</b>	U-SU-B

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$394,500	\$28,210 \$0
Improvements		\$5,500	\$390
<b>Total</b>		<b>\$400,000</b>	<b>\$28,600</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$394,500	\$28,210 \$0
Improvements		\$5,500	\$390
<b>Total</b>		<b>\$400,000</b>	<b>\$28,600</b>

OPERATING AGREEMENT

of

**4545 Cliffedge LLC**

This Operating Agreement (the "Agreement") made and entered into this 14<sup>th</sup> Day of October 14, 2020 (the "Execution Date"),

BETWEEN:

Nathaniel Boyer of 3746 Perry Street, Denver, CO 80212,

and

Jim Pfeiffer

and

Adam Steinbach

(individually the "Member" and collectively the "Members").

**BACKGROUND:**

- A. The Members wish to associate themselves as members of a limited liability company.
- B. The terms and conditions of this Agreement will govern the Members within the limited liability company.

IN CONSIDERATION OF and as a condition of the Members entering into this Agreement and other valuable consideration, the receipt and sufficiency of which is acknowledged, the Members agree as follows:

**Formation**

- 1. By this Agreement, the Members form a Limited Liability Company (the "Company") in accordance with the laws of the State of Colorado. The rights and obligations of the Members will be as stated in the Colorado Limited Liability Company Act (the "Act") except as otherwise provided in this agreement.

**Name**

- 2. The name of the Company will be 4545 Cliffedge LLC.

4545 West 35<sup>th</sup> Avenue  
Denver, CO 80212

**12.4.10.7 General Review Criteria Applicable to All Zone Map Amendments**

The City Council may approve an official map amendment if the proposed rezoning complies with all of the following criteria:

**1. Consistency with Adopted Plans**

The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the City's plan.

**2. Uniformity of District Regulations and Restrictions**

The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

**3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety and general welfare of the City.

**12.4.10.8 Additional Review Criteria for Non-Legislative Rezonings**

In addition to compliance with the general review criteria stated in Section 12.4.10.7, the City Council may approve an official map amendment if the City Council finds the application meets the following criteria:

**4. Justifying Circumstances: (One of the following circumstances exists)**

- a. The existing zoning of the land was the result of an error
- b. The existing zoning of the land was based on a mistake of fact
- c. The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land
- d. Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
  - i. Changed or changing conditions in a particular area, or in the city generally; or,
  - ii. **A City adopted plan**; or,
  - iii. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.
- e. It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations

**5. Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements**

The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district.

# 4545 West 35<sup>th</sup> Avenue Denver, CO 80212

## 1) Consistency with Adopted Plans:

### Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).

### Blueprint Denver 2019

### Future Neighborhood Context Map

## Consistency with Adopted Plans: Blueprint Denver 2019



#### • Urban

The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities. The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. Parking is predominately off-street complemented by managed on-street options.



# 4545 West 35<sup>th</sup> Avenue Denver, CO 80212

## Future Places Map

### Consistency with Adopted Plans: Blueprint Denver 2019



- Residential Low  
Predominately single- and two-unit uses on smaller lots. **Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.** Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Medium building coverage. Buildings are generally up to 2.5

## Growth Area Strategy Map Future Street Type Map

### Consistency with Adopted Plans: Blueprint Denver 2019



- Local Street
- All other areas of the city
- *Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

# 4545 West 35<sup>th</sup> Avenue Denver, CO 80212

04

Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

**GOALS: 1**

*Accessory dwelling units (ADUs) can add variety to the housing stock in low density residential neighborhoods without significantly changing the existing character. As Denver allows ADUs throughout the city, it is important to understand impacts in areas vulnerable to displacement.*

- A.** Study and implement allowances for ADUs—including those attached and detached from the primary home—in all neighborhood contexts and residential zone districts. Use an inclusive community input process to respond to unique considerations in different parts of the city.
- B.** Identify strategies to prevent involuntary displacement—especially in areas that score high for Vulnerability to Displacement—in conjunction with expanding the allowance for ADUs.
- C.** Study and implement a citywide program to expand access to ADUs as a wealth-building tool for low- and moderate-income homeowners.
- D.** Study and implement incentives or requirements for income-restricted ADUs, so they are more likely to provide affordable housing options, and tools to encourage the use of ADUs for long-term housing options, rather than short term rentals.
- E.** A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.

05

Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.

**GOALS: 1, 6**

*The zoning code already allows ADUs in some areas of the city. ADUs can be attached to the main home, such as a basement unit, or detached. ADUs offer a housing option for residents looking for something smaller than a home, such as seniors who want to age in place. There are opportunities to remove barriers—especially since the cost of constructing a detached ADU is high—and to better calibrate form standards for detached ADUs by neighborhood context.*

- A.** Evaluate existing barriers to ADU permitting and construction and revise codes and/or fees to remove or lessen barriers for homeowners. Consider programs and resources to help reduce barriers to ADUs for homeowners, especially in neighborhoods that score high in Reducing Vulnerability to Displacement.
- B.** Revise the zoning code to allow ADUs as accessory to more uses than only single-unit homes.
- C.** Revise detached ADU form standards to be more context-sensitive, including standards for height, mass and setbacks.
- D.** Establish context-specific patterns or templates to facilitate the approval process of detached ADUs.

4545 West 35<sup>th</sup> Avenue  
Denver, CO 80212

**2) Uniformity of District Regulations**

The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

**3) Further Public Health, Safety, and Welfare**

The proposed official map amendment furthers the public health, safety and general welfare of the City. Through implementation of the city's adopted land use plan which recommends "the expansion of accessory dwelling units throughout all residential areas" (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood. The building form standards and allowed uses of the proposed zone district promote compatibility with the building forms and uses allowed in the surrounding area.

**4) Denver Zoning Code Review Criteria**

As discussed above, *Blueprint Denver* specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

**5) Consistency with Neighborhood Context, Zone District Purpose, and Intent**

Section 5.2.2 Urban Residential Districts

5.2.2.1 General Purpose

- The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form.

5.2.2.2 Specific Intent

- Single Unit B (U-SU-B) is a single unit district allowing urban houses with a minimum zone lot of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots.

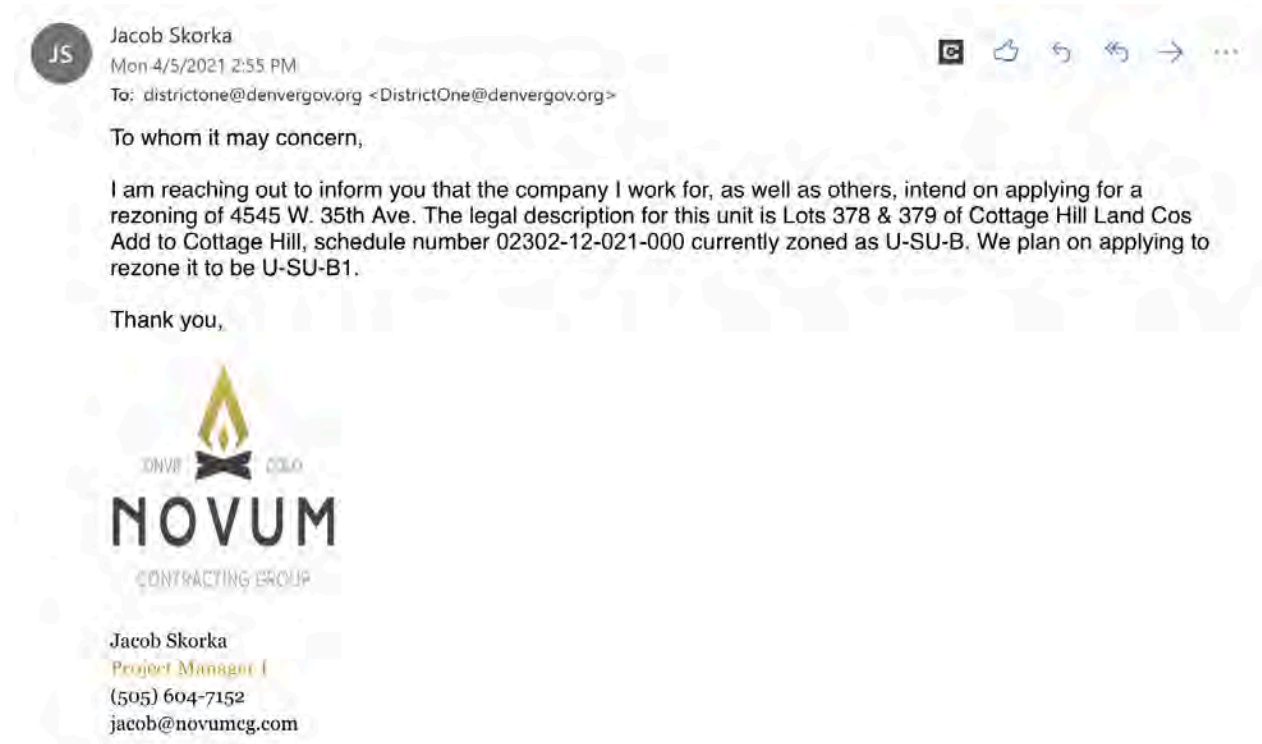
4545 West 35<sup>th</sup> Avenue  
Denver, CO 80212

- **Single Unit B1 (U-SU-B1) is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet.** Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.

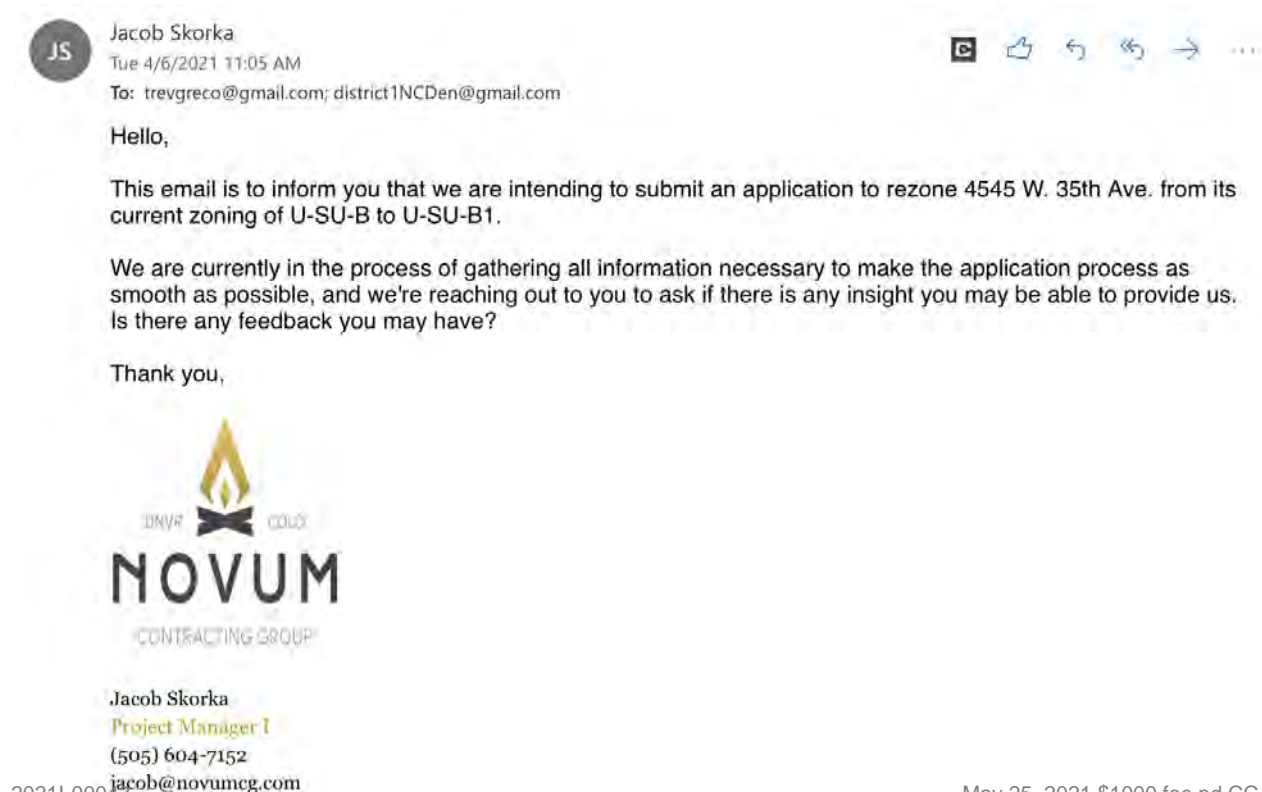
4545 West 35<sup>th</sup> Avenue  
Denver, CO 80212

## Outreach Narrative


Email correspondence has been sent to City Councilwoman Amanda Sandoval of District 1




Email correspondences have been sent to the necessary representatives for the Registered Neighborhood Organizations (RNOs)



4545 West 35<sup>th</sup> Avenue  
Denver, CO 80212

 JS  
Jacob Skorka  
Tue 4/6/2021 8:52 AM  
To: neighborhoodcoalitionsofdenver@gmail.com; president@denverinc.org




Hello,

This email is to inform you that we are intending to submit an application to rezone 4545 W. 35th Ave. from its current zoning of U-SU-B to U-SU-B1.

We are currently in the process of gathering all information necessary to make the application process as smooth as possible, and we're reaching out to you to ask if there is any insight you may be able to provide us. Is there any feedback you may have?

Thank you.



Jacob Skorka  
Project Manager I  
(505) 604-7152  
jacob@novumcg.com

The RNOs include:

- Inter-neighborhood Cooperation (INC): president@denverinc.org
- Neighborhood Coalition of Denver, Inc.: neighborhoodcoalitionsofdenver@gmail.com
- West Highland Neighborhood Association: trevgreco@gmail.com
- District 1 Neighborhood Coalition, Inc.: District1NCDen@gmail.com

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.

Clayton Capra

Signature

01/28/21

Date

Tom Capra

Print Name

4566 W 36<sup>th</sup> Ave 80212

Address

July 28, 2021

Denver Community Planning and Development  
201 W Colfax, Dept 205  
Denver, CO 80202

Re: Application #2021-00043

Dear Planning Board Members:

I am writing in support of the U-SU-B1 rezoning for 4545 West 35<sup>th</sup> Avenue, 80212.

As someone who grew up on the 4500 block of west 35<sup>th</sup> avenue and has lived on the 4500 block of west 36<sup>th</sup> avenue for 36+ years, I attest that the demolition of 4545 West 35<sup>th</sup> and building of a house with mother-in-law ADU would be beneficial to the land, the neighbors, and the neighborhood. Sadly, this small, tired, and poorly maintained house has had ongoing neglect, being an eyesore for far too long.

I applaud the Horney family for taking interest in staying within NW Denver and undertaking the daunting task of building a home for themselves, with a unit for a senior family member. I, for one, was able to keep my mother in her own home across the alley from me until age 90 and know how important it is to be close to an elder family member yet provide them with independent living in their own private space.

As many Planning Board Members might recall, the redevelopment of the old Elitch Gardens property 21-years ago (west 36<sup>th</sup> to 38<sup>th</sup> avenues and Tennyson to Wolff streets) included numerous garage apartments over single family houses. This works for the neighborhood and has had no adverse impact to the neighborhood.

Any minor, short-term inconvenience of demolition and rebuilding, is a small price to pay for the long-term revitalization. I will conclude by saying that the 4500 block of west 36<sup>th</sup> avenue has seen 4 changes in recent years, all of which added benefit to the block and immediate neighborhood.

- 4546 w 36th – House demolition and rebuild
- 4540 w 36th – Garage demolition and rebuild with workspace above
- 4538 w 36th – House demolition and rebuild
- 4530 w 36th – House pop top and remodel

Sincerely,



TJ Capra  
4566 West 36<sup>th</sup> Ave  
Denver, CO 80212



Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.



Signature

9 JUL 2021

Date

Eric Shirley

Print Name

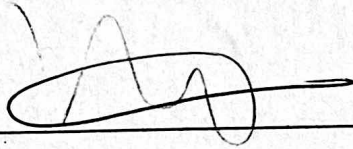
3530 Quitman St., Denver, CO 80212

Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.



Signature

7/9/21

Date

Melissa Armstrong

Print Name

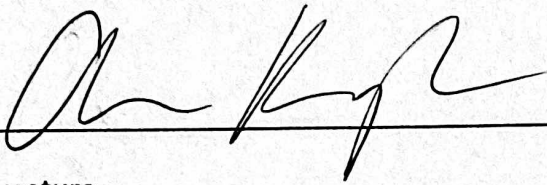
4614 W. WOWA CT, Denver, CO

Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.



---

Signature

7/10/21

---

Date

Charles Humphrey

---

Print Name

3342 Tennyson St

---

Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.

  
\_\_\_\_\_  
Signature

10 JUL 21  
Date

Jeane Horney  
Print Name

3344 Tennyson St Denver, CO 80212  
Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.

Helga Simons  
Signature

6/10/2021  
Date

Helga Simons  
Print Name

4545 Vrain St., Denver, CO 80212  
Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.



Signature

7/10/21

Date

Scott Surma

Print Name

4485 VRAIN, Denver CO 80212

Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.

Maureen R Wood

Signature

7/11/21

Date

Maureen Wood

Print Name

4392 Winona Ct  
Denver, CO 80212

Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.

Kirk Duchow

Signature

7-28-21

Date

Kirk Duchow

Print Name

4511 W. 35th Ave

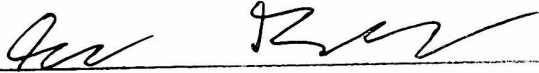
Address



Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.

  
\_\_\_\_\_

Signature

7/28/21

Date

Shane Broderick

Print Name

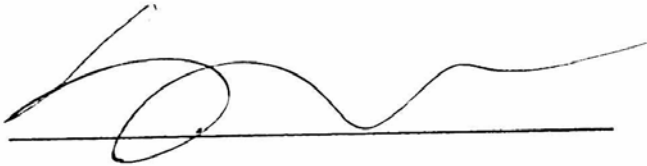
4509 W 35<sup>th</sup> AVE, Denver, CO 80212

Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.



Signature

7/28/2024  
Date

JACQUELINE MELLOR

Print Name

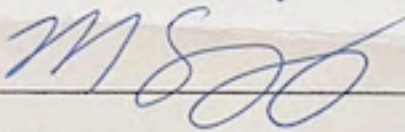
4429 W 35<sup>th</sup> AVE DENVER CO 80212

Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.



Signature

7-29-21

Date

MARK Swiggum

Print Name

4522 W. 35<sup>th</sup> Ave, Denver CO 80212

Address

Dear neighbor,

My name is Clayton, and I am the future homeowner and occupant of 4545 W. 35<sup>th</sup> Ave. I intend to build an accessory dwelling unit (ADU) on the property as part of the new construction. An ADU is essentially a small, livable space in addition to the main structure on the lot. In this case, the ADU will be built above the garage. The property is currently zoned as U-SU-B, which is not zoned to include an ADU. I am planning on applying to rezone the lot to U-SU-B1 in order to include the ADU, and part of the rezoning process is having the support of neighbors. Are you willing to sign below in understanding and support of this rezoning application?

I support the application to rezone the property located at 4545 W. 35<sup>th</sup> Ave from U-SU-B to U-SU-B1.



---

Signature

7/28/2021

Date

BRENDA G. PARRA

Print Name

4553 W. 35<sup>th</sup> Ave, Denver, Co 80212

Address